

# ***Vision North San Jose***

## ***Goals***

- ***Economic Growth***
- ***Long-term Vitality***

## ***Implementation***

- ***Adopted June 2005***
- ***Inter-jurisdictional cooperative agreement December 2006***
- ***Project review on-going***
- ***Neighborhood planning and design guidelines March – December 2007***



***Existing North First Street Environment***



***Future North First Street Environment***

# ***North San Jose Policy***



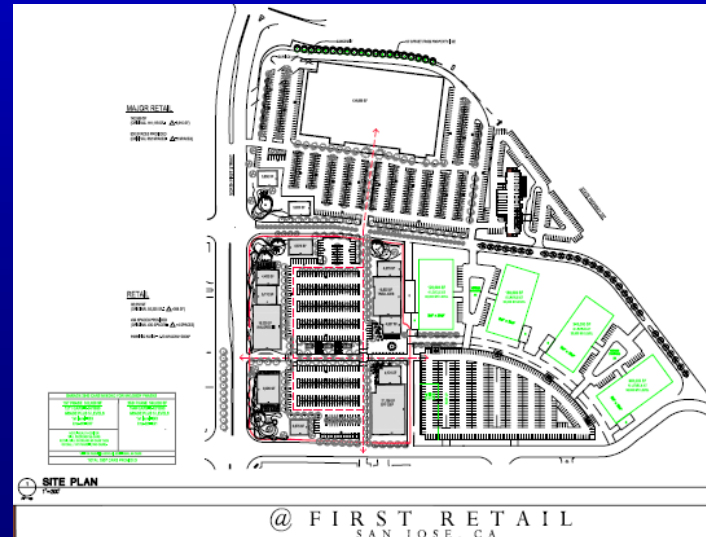
## ***Key Elements***

- ***26.7 Million Square Feet of new Industrial Office Development***
- ***1.7 Million Square Feet of new Commercial/Retail Space***
- ***32,000 new Residential Units***
- ***\$570 Million in Transportation Improvements***
- ***8 New Neighborhood Parks***
- ***Phasing Program***

# Industrial Development

## Current Projects

- eBay (187,585 square feet) under construction
- Cadence (208,000 square feet) under construction
- @ First Center (220,000 square feet of retail, 840,000 square feet of office, hotel) under review





# ***Residential Development***

## ***Goals for Residential***

- ***Compatibility – land use and interface***
- ***Density – job retention***
- ***Continuity – connect neighborhoods***
- ***Opportunity – provide services***
- ***Quality – design standards***

## ***Current Projects***

- ***13 rezoning applications***
- ***7,560 residential units***
- ***135,000 square feet of commercial***
- ***20+ acres of parkland***



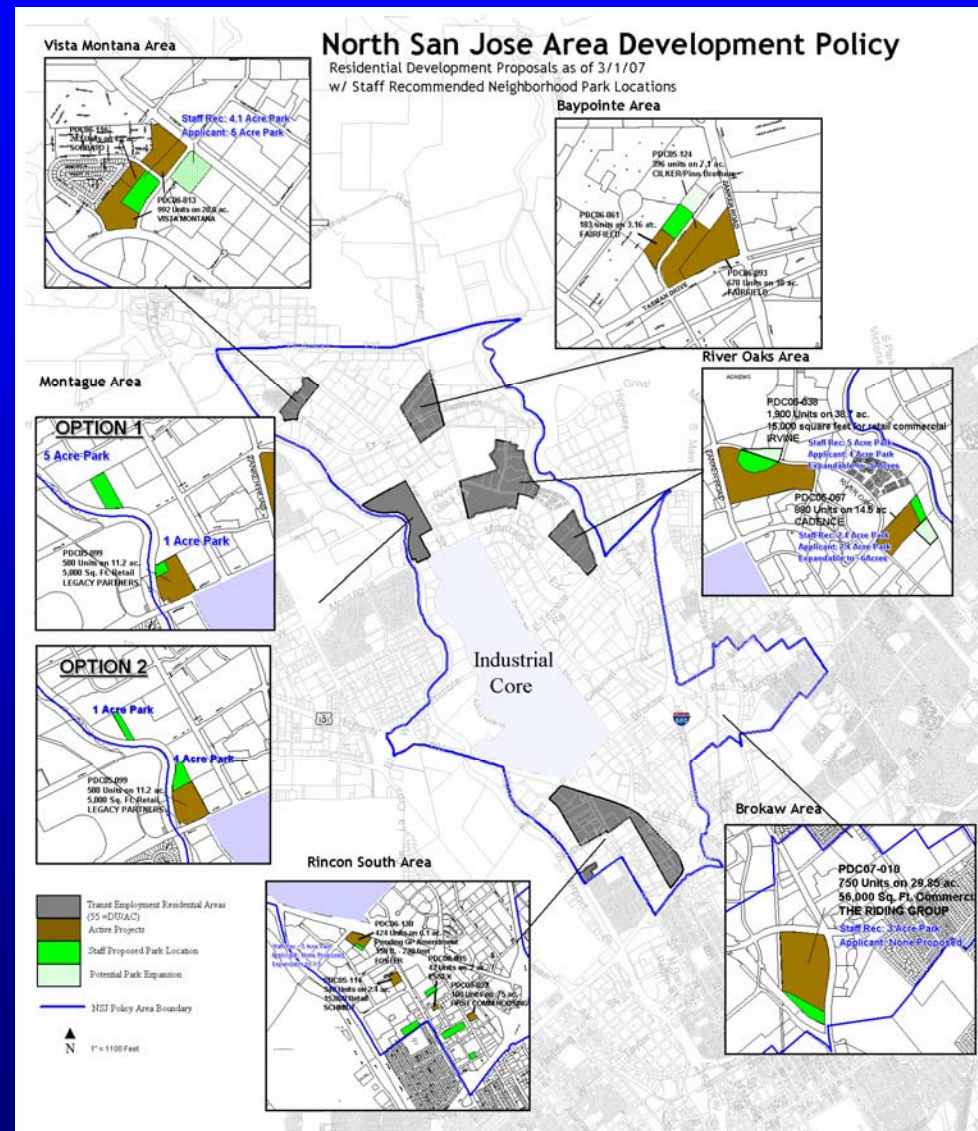
# Implementation

## Consultant Work

- Interim design guidelines
- Community park and neighborhood park planning
- Form-based zoning
- Public art plan
- Street design
- School needs assessment

## Neighborhood Planning

- Concurrent with project review
- Staff identify park sites
- Locate other services as needed



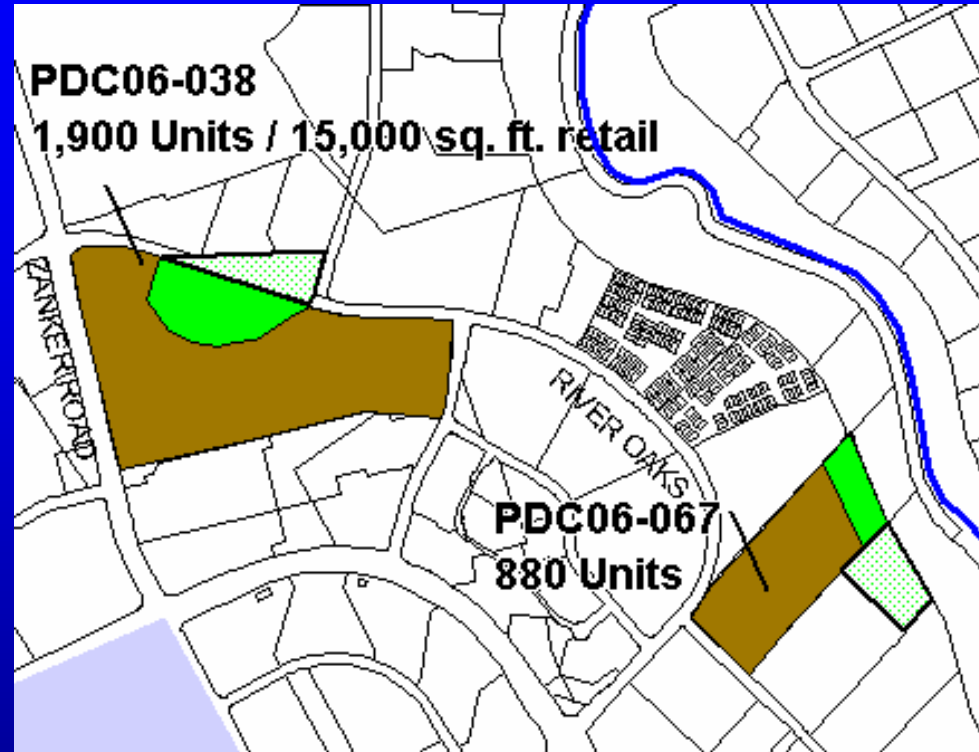
# Implementation

## Key Issues

- *Neighborhood sensitivity*
- *Project density*
- *Parks planning*
- *Project quality*
- *Hazardous materials*
- *Timing of policy development – design guidelines*
- *Phasing cap – “beauty contest”*

## Next Steps

- *Community Meetings  
April 14<sup>th</sup> and April 23<sup>rd</sup>*
- *Ongoing project review*



*River Oaks Area – Residential Projects*